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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ECONO LODGE SITE PLAN
(PROPOSED ADDITIONAL 10 UNITS)
PROJECT LOCATION: NYS ROUTE 32 (WINDSOR HIGHWAY)
SECTION 35 – BLOCK 1 – LOT 57
PROJECT NUMBER: 03-27
DATE: 9 MARCH 2005
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITIONAL TEN (10) MOTEL
UNITS AT THE EXISTING 39-UNIT FACILITY. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 24 SEPTEMBER 2003 PLANNING
BOARD MEETING.

1. The property is located in the C, PI and R-5 zones of the Town. The use is a use permitted by right #8 in the C zone, and currently extends into the PI zone. The use is not permitted in the PI zone.

The bulk requirements listed appear correct, with the exception of the Development Coverage, which is 20% maximum.

It would appear that the development coverage code requirement is inconsistent with values for the other uses in the zone. Notwithstanding this apparent error in the code, the application must comply with the current code. Inasmuch as some areas of pavement are being removed as part of this application, it is possible that the areas of pavement removal offset the new construction. If this is the case, the non-conformity may be being maintained without increase, which would avoid the need for a referral to the ZBA.

2. I previously advised the Board that the zone line is set 200' back from the highway right-of-way. The existing motel extends approximately 45 ft. into the PI zone. Section 48-6 D of the zoning law allows extension of the use 30' into the adjoining zone. It extends more than that now. The plan does proposed additional units in the encroachment area, but it extends no further dimensionally into the PI zone.

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3. This application was forwarded to NYS DOT and a letter of conceptual approval was received, dated 12-30-04. The applicant must obtain a NYSDOT permit before work can commence.
4. The Board took Lead Agency at the September 2003 meeting. You may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
5. I have reviewed this initial plan and the application's status and have the following additional comments:
 - The plan still does not clearly depict both tax lots (lots 57 & 59.1) with metes and bounds indicated; however, it is now understood that the lots are to be combined as part of the application (see note 6 on sheet #1). A new deed should be prepared combining the lots and same should be submitted after filing at the County Clerk's office.
 - The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer